

EXHIBIT A
NORTH AVENUE COMMERCE CENTER

	LB2	DIZ	Standards, if applicable
Residential Uses			
Single-family Dwelling	Y	N	
Two-family Dwelling	Y	N	
Multi-family Dwelling	Y	N	
Attached Single-Family Dwelling	Y	N	
Live-work Unit	Y	N	
Mobile Home	N	N	
Watchman/Service Quarters	N	N	
Family Day Care Home	Y	N	
Group Residential			
Rooming House	S	N	
Convent, Rectory, or Monastery	Y	N	
Dormitory	Y	N	
Fraternity or Sorority	S	N	
Adult Family Home	L	N	
Foster Homes			
Family Foster Home	Y	N	
Small Foster Home	L	N	
Group Home or Group Foster Home	L	N	
Shelter Care Facilities			
Family Shelter Care Facility	Y	N	
Small Group Shelter Care Facility	L	N	
Large Group Shelter Care Facility	S	N	
Community Living Arrangement	L	N	
Transitional Living Facility	S	N	
	LB2	DIZ	
Educational Uses			
			Subject to a public hearing & approval by CPC and the following standards: 1. The use is located in a building containing an elementary or secondary school, college, library or cultural institution as a principal use. 2. The use shall not operate between the hours of 12 a.m. and 5 a.m. 3. Drop off and pick up occurs on site
Day Care Center	L	Y	
School, Elementary or Secondary	S	Y	
College	Y	Y	
School, Specialty or Personal Instruction	Y	Y	
	LB2	DIZ	
Community-Serving Uses			
Library	Y	Y	
Cultural Institution	Y	Y	

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Community Center	S	N	
Religious Assembly	S	N	
Cemetery or Other Place of Interment	N	N	
Public Safety Facility	Y	N	
Correctional Facility	N	N	
	LB2		
Commercial and Office Uses			
General Office	Y	Y	
Government Office	Y	Y	
Bank or Other Financial Institution	Y	Y	
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N	
			Subject to the following standards: The use shall not be operated between 12 a.m. and 5 a.m. if it is located within 150 feet of a residential district. If these standards are not met, then a public hearing and approval by City Plan Commission is required.
Retail Establishment, General	L	Y	
Garden Supply or Landscaping Center	Y	N	
Home Improvement Center	S	N	
Secondhand Store	S	N	
Outdoor Merchandise Sales	S	N	
Artist Studio	Y	N	
Adult Retail Establishment	N	N	
	LB2		
Health Care and Social Assistance Uses			
Medical Office	Y	Y	
Health Clinic	S	Y	
Hospital	S	N	
Medical Research Laboratory	S	Y	
			Subject to the following for blood processing centers: a. Public hearing and approval by City Plan Commission b. Providing the hours of operation are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday. c. Providing a waiting area and restroom facilities that are available to all clients at least 1 hour prior to the start of business inside of the building.
Medical Service Facility	S	Y*	
Social Service Facility	S	Y*	Subject to a public hearing & approval by CPC
Emergency Residential Shelter	S	N	
Nursing Home	Y	N	
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General Service Uses			

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Personal Service	L	Y	
Business Service	Y	Y	
Building Maintenance Service	S	Y	
Catering Service	Y	Y	
Funeral Home	Y	Y	
Laundromat	Y	Y	
Dry Cleaning Establishment	Y	Y	
Furniture and Appliance Rental and Leasing	Y	Y	
Household Maintenance and Repair Service	Y	Y	
Tool/Equipment Rental Facility	Y	Y	
Animal Services			
Animal Hospital/Clinic	L	N	
Animal Boarding Facility	L	N	
Animal Grooming or Training Facility	L	N	
	LB2		
Motor Vehicle Uses			
Light Motor Vehicle			
Sales Facility	S	N	
Rental Facility	L	N	
Repair Facility	S	N	
Body Shop	S	N	
Outdoor Storage	S	N	
Limited Wholesale Facility	Y	N	(changed from permitted to not permitted)
Heavy Motor Vehicle			
Sales Facility	S	N	
Rental Facility	S	N	
Repair Facility	N	N	
Body Shop	N	N	
Outdoor Storage	N	N	
General Motor Vehicle			
Filling Station	S	N	
Car Wash	L	N	

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			Subject to a public hearing & approval by the City Plan Commission and the following standards: 1. A queue lane of at least 200 feet shall be provided on the premises.
			2. The facility shall not be operated between the hours of 10 p.m. and 7 a.m. This limitation shall not apply to an automatic teller machine.
			3. The facility shall not be located within 150 feet of a residential use.
			4. Any lights associated with the facility shall be controlled so as to prevent glare or spill light on residential properties, as prohibited by ch. 80.
			5. If the facility is visible from a public street or a residential district, an opaque screen shall be provided along the visible portion of the drive-through queuing and operating lane.
Drive-through Facility	L	Y	
Parking			
Parking Lot, Principal Use	L	N	
Parking Lot, Accessory Use	L	Y	
Parking Structure, Principal Use	L	N	
Parking Structure, Accessory Use	L	Y	
Heavy Motor Vehicle Parking Lot, Principal Use	S	N	
Heavy Motor Vehicle Parking Lot, Accessory Use	S	N	
	LB2		
Accommodation and Food Service Uses			
Bed and Breakfast	Y	N	
Hotel, Commercial	Y	N	
Hotel, Residential	Y	N	
Tavern	Y	N	
Assembly Hall	S	N	
Restaurant, Sit-down	Y	Y	
Restaurant, Fast-food / Carry-out	L	N	
	LB2		
Entertainment and Recreation Uses			
Park or Playground	Y	Y*	As an accessory use to a principal use listed as a permitted use in this DIZ
Festival Grounds	N	N	
Recreation Facility, Indoor	Y	N	
Recreation Facility, Outdoor	S	N	
Health Club	Y	Y	
Sports Facility	S	N	
Gaming Facility	N	N	

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Theater	Y	N	
Convention and Exposition Center	S	N	
Marina	Y	N	
Outdoor Racing Facility	N	N	
Adult Entertainment Establishment	N	N	
	LB2		
Storage, Recycling, and Wholesale Trade			
Recycling Collection Facility	S	N	
Mixed-waste Processing Facility	N	N	
Material Reclamation Facility	N	N	
Salvage Operation, Indoor	N	N	
Salvage Operation, Outdoor	N	N	
Wholesale and Distribution Facility, Indoor	L	Y	
Wholesale and Distribution Facility, Outdoor	S	N	
Storage Facilities			
Indoor	L	Y	
Outdoor	S	N	
Hazardous Materials	N	N	
	LB2		
Transportation Uses			
Ambulance Service	S	Y*	Subject to public hearing and approval by City Plan Commission
Ground Transportation Service	S	Y*	Subject to public hearing and approval by City Plan Commission
Passenger Terminal	Y	N	
Helicopter Landing Facility	S	N	
Airport	N	N	
Ship Terminal or Docking Facility	N	N	
Truck Freight Terminal	N	N	
Railroad Switching, Classification Yard, or Freight Terminal	N	N	
	LB2		
Industrial Uses			
Manufacturing, Light	L	Y	
Manufacturing, Heavy	N	N	
Manufacturing, Intense	N	N	
Research and Development	S	Y	
Processing or Recycling of Mined Materials	N	N	
Contractor's Shop	L	Y	
Contractor's Yard	S	N	
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Agricultural Uses			

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Plant Nursery or Greenhouse	N	N	
Raising of Crops or Livestock	N	N	
	LB2		
Utility and Public Service Uses			
Broadcasting or Recording Studio	Y	Y	
			Subject to the following standards: 1. The tower shall comply with the applicable provisions of s. 295-413.
			2. The tower does not exceed the district height limit or the tower is accessory to an elementary or secondary school and does not exceed 2 times the district height limit or 150 feet, whichever is less, and is set back from all property lines a distance at least equal to the height of the tower. Any other tower which does not exceed 2 times the district height limit or 150 feet, whichever is less, may be allowed as a special use. All other towers are prohibited.
Transmission Tower	L	Y*	
Water Treatment Plant	Y	N	
Sewage Treatment Plant	N	N	
Power Generation Plant	N	N	
Substation/Distribution Equipment, Indoor	S	N	
Substation/Distribution Equipment, Outdoor	L	N	
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Temporary Uses			
Seasonal Market	L	N	
Temporary Real Estate Sales Office	L	N	
Concrete Batch Plant, Temporary	L	N	

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Live Entertainment Special Event	L	Y*	<p>Subject to the following standards: 1. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.</p> <p>2. If the event will last 4 days or longer, the person, firm or organization coordinating the event shall obtain a festival permit in accordance with s. 262-103.</p> <p>3. If the event will include carnival rides, the property owner or carnival operator shall obtain a carnival site permit in accordance with s. 87-14.</p> <p>4. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a live entertainment special event.</p> <p>5. The duration of the event shall be limited to 15 days</p>
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Y*= Approval will be granted if City Plan Commission finds that the following facts and conditions exist, and so indicates in the minutes of its proceedings or its decision:

d-1. Protection of Public Health, Safety and Welfare. The use will be designed, located and operated in a manner so that the public health, safety and welfare is protected.

d-2. Protection of Property. The use, value and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.

d-3. Traffic and Pedestrian Safety. Adequate measures have been or will be taken to provide safe pedestrian and vehicular access.

d-4. Consistency With Comprehensive Plan. The special use will be designed, located and operated in a manner consistent with the city's comprehensive plan.